

EXHIBIT B

SUBSTITUTED TRUSTEE'S SALE

OF
VALUABLE FEE SIMPLE
PROPERTY
known as

216 Tamarack Way
Brunswick, Maryland 21716

Under and by virtue of the power and authority contained in a certain Deed of Trust from William T. Lynch and Elizabeth R. Lynch, his wife, to the Trustees therein, dated September 29, 1978 and recorded among the Land Records of Frederick County, in Liber 1064, folio 175, defaults, as defined in said Deed having occurred, and at the request of the party secured thereby, the undersigned Substitute Trustee, will offer for sale at public auction, at the front door of the Courthouse for the Circuit Court for Frederick County, on

WEDNESDAY, MARCH 21, 1984

AT 10:30 A.M.

ALL THAT LOT OF GROUND AND IMPROVEMENTS thereon situate in the County of Frederick, State of Maryland, and described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 63 as shown on Plat entitled "Final Plat, Section 4, Woodside Station" recorded among the Land Records of Frederick County in Plat Book 16, folio 14.

The improvements thereon being now or formerly known as 216 Tamarack Way.

In fee simple and improved by a single family, brick front dwelling containing 6 rooms. This dwelling has a fireplace and electric heat.

The property will be sold subject to conditions, restrictions and agreements of record affecting the same, if any.

TERMS OF SALE: A deposit of \$1,000.00 in cash, or by a certified check drawn upon or a cashier's or treasurer's check of, a responsible banking institution will be required of the purchaser or purchasers at the time and place of sale. The balance of the purchase price shall be paid in cash upon final ratification of the sale by the Circuit Court for Frederick County.

Interest at the rate of 10% to be paid on unpaid purchase money from the date of sale to date of settlement. Taxes, water rent, rent and all other public charges and assessments payable on an annual basis, including sanitary and metropolitan district charges and special paving taxes, if any, to be adjusted to date of sale. Cost of all documentary stamps, State of Maryland and Frederick County transfer taxes and any other charges incident to the recording of the Deed to the purchaser shall be borne by the purchaser.

Terms of sale to be complied with within 10 days after final ratification thereof by the Circuit Court for Frederick County; otherwise the property may be resold at the risk and cost of the defaulting purchaser or purchasers.

H. REESE SHOEMAKER, JR.
Substitute Trustee
124 North Court Street
Frederick, Maryland 21701

James H. Clapp
SHOEMAKER, SMITH & CLAPP
124 North Court Street
Frederick, Maryland 21701
301-663-8100
Attorney for Substitute Trustee
DELBERT S. NULL, Auctioneer

ACKNOWLEDGMENT OF PURCHASE

I, the undersigned, hereby agree to have purchased from H. Reese Shoemaker, Jr., Substitute Trustee in No. 34,246 Equity in the Circuit Court for Frederick County, the real estate described in the attached advertisement of public sale in accordance with the terms and conditions thereof, at and for the sum of Fifty-Five Thousand Five Hundred Thirty-Six Dollars

(\$ 55,536.00) of which the sum of _____

(\$ _____) is paid simultaneously with the execution hereof. Rouse Real Estate Finance, Inc.

By: John J. Perry (SEAL)
John J. Perry Agent (SEAL)

Dated: March 21, 1984

Witness:

Hazel I. LaCoste

Hazel I. LaCoste

Recd March 23, 1984